

045.0

0005

0007.0

Map

Block

Lot

1 of 1
CARDCommercial
ARLINGTONTotal Card / Total Parcel
2,050,300 / 2,050,300

APPRaised:

2,050,300 / 2,050,300

USE VALUE:

2,050,300 / 2,050,300

ASSESSED:

2,050,300 / 2,050,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
301-309		BROADWAY, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FAMOLARE GEORGE R / TRUSTEE	
Owner 2: SUSAN P FAMOLARE 2014 TRUST	
Owner 3:	

Street 1: 159 MYSTIC ST SUITE 1	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Own Occ: N

PREVIOUS OWNER	
Owner 1: FAMOLARE GEORGE R -	
Owner 2: -	
Street 1: 159 MYSTIC ST SUITE 1	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .28 Sq. Ft. of land mainly classified as Store with a Store Building built about 1930, having primarily Brick Exterior and 9811 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrm.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
325	Store
12208	Sq. Ft.
Site	
0	44.
1.77	CG

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value			Legal Description			User Acct	
325	12208.000	1,099,300		951,000	2,050,300						31931	
Total Card	0.280	1,099,300		951,000	2,050,300			GIS Ref			Patriot	
Total Parcel	0.280	1,099,300		951,000	2,050,300			GIS Ref			Properties Inc.	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	208.98	/Parcel:	208.98		Entered Lot Size			Insp Date	
								Total Land:			11/30/18	
								Land Unit Type:			13831!	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID			Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	325	FV	1,099,300	0	12,208.	951,000	2,050,300		Year end	12/23/2021		
2021	325	FV	1,099,300	0	12,208.	934,800	2,034,100		Year End Roll	12/10/2020		
2020	325	FV	1,099,300	0	12,208.	918,600	2,017,900	2,017,900	Year End Roll	12/18/2019		
2019	325	FV	1,045,900	0	12,208.	864,500	1,910,400	1,910,400	Year End Roll	1/3/2019		
2018	325	FV	1,045,900	0	12,208.	756,500	1,802,400	1,802,400	Year End Roll	12/20/2017		
2017	325	FV	1,045,900	0	12,208.	594,400	1,640,300	1,640,300	Year End Roll	1/3/2017		
2016	325	FV	1,045,900	0	12,208.	594,400	1,640,300	1,640,300	Year End	1/4/2016		
2015	325	FV	948,200	0	12,208.	540,300	1,488,500	1,488,500	Year End Roll	12/11/2014		

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
FAMOLARE GEORGE	76107-528		11/6/2020	Convenience		No	No		Deed of Distribution				
FAMOLARE GEORGE	63224-311		1/29/2014	Convenience		1	No	No	Susan P Famolare dod 1/28/2018				
	13776-250		8/1/1979		155,000	No	No	Y					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/24/2015	796	Manual	4,250	6/24/2015				Kitchen exhaust ho				
4/17/2015	351	Renovate	40,000					Installation of pi				
4/28/2010	367	Re-Roof	28,000									
9/17/2009	859	Sign	400									
7/22/2009	618	Inter Fi	30,000									
7/17/2009	602	Manual	15,000									
5/23/2008	507	Awnings	7,468		G9	GR FY09	signage also					
2/7/2007	89	Manual	1,500		G8	GR FY08	front awning insta					
1/30/2007	63	Sign	500					replace sign panel				
1/12/2007	29	Renovate	47,500					interior remodelin				

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 78 - Store		Rating:		Full Bath		Rating:		641-4768 / DANCE CONNECTION, MARTIAL ARTS CENTER, MI FUNE REST, COMICS, RIPPLES HAIR.												
Sty Ht: 1 - 1 Story		Rating:		A Bath:		Rating:														
(Liv) Units: 5	Total: 5			3/4 Bath:		Rating:														
Foundation: 3 - BrickorStone				A 3QBth		Rating:														
Frame: 1 - Wood				1/2 Bath: 7		Rating: Average														
Prime Wall: 7 - Brick				A HBth:		Rating:														
Sec Wall:		%	OthrFix: 3		Rating: Average															
Roof Struct: 4 - Flat				OTHER FEATURES																
Roof Cover: 4 - Tar & Gravel				Kits: 1		Rating: Average		1st Res Grid Desc: Line 1 # Units												
Color: BRICK				A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl:		Rating:														
GENERAL INFORMATION				WSFlue:		Rating:														
Grade: B - Good				CONDOS INFORMATION																
Year Blt: 1930	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:	Total Units:																	
Jurisdct: G12		Fact: .	Floor:																	
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD	Phys Cond: AG - Avg-Good	31. %	Functional:		%	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal 1 - Drywall	Economic:	%	Special:		%	Interior:														
Sec Int Wall:	Override:	%			%	Additions:														
Partition: T - Typical	Total:	31.5 %				Kitchen:														
Prim Floors: 5 - Lino/Vinyl						Baths:														
Sec Floors: 4 - Carpet	40 %					Plumbing:														
Bsmnt Flr: 12 - Concrete						Electric:														
Subfloor:						Heating:														
Bsmnt Gar:						General:														
Electric: 3 - Typical						Total:	0													
Insulation: 2 - Typical																				
Int vs Ext: S																				
Heat Fuel: 1 - Oil																				
Heat Type: 1 - Forced H/Air																				
# Heat Sys: 1																				
% Heated: 100	% AC: 100																			
Solar HW: NO	Central Vac: NO																			
% Com Wal	% Sprinkled 0																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 045.0-0005-0007.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:								